

MEETING NOTICE
CITY OF WARWICK
ZONING BOARD OF REVIEW

DATE: TUESDAY, NOVEMBER 13, 2012

TIME: 6:00 P.M.

LOCATION: WARWICK CITY HALL
CITY COUNCIL CHAMBERS TOP FLOOR
3275 POST ROAD
WARWICK, RI 02886

Review and acceptance of minutes from the hearing of October 9, 2012

Petition #10011 Ward 4 41 Calvalcade Blvd.

The petition of William J. Horton, IV, 41 Cavalcade Blvd., Warwick, RI, for a request for dimensional variance to legalize the location of an existing 12' x 20' shed, said shed having less than required rear yard setback, northerly side of Cavalcade Blvd. (41), Warwick, RI, Assessor's Plat 320, Lot 207, zoned Residential A-7.

Petition #10015 Ward 1 66 Gaspee Point Drive

The petition of Louis Francis, 66 Gaspee Point Drive, Warwick, RI, for a request for a dimensional variance to construct a wood deck on existing dwelling with less than required side yard setbacks, southerly side of Gaspee Point Drive (66), Warwick, RI, Assessor's Plat 304, Lot 125, zoned Residential A-7.

Petition #10020 Ward 8 629 Bald Hill Road

The petition of Kokila Arvind Properties, LLC, 629 Bald Hill Road, Warwick, RI, for a request for a special use permit and dimensional variance for an expansion of the previously approved use for a gas station with convenience to include a fast food operation, subject property having less than required off street parking, westerly side of Bald Hill Road (629), Warwick, RI, Assessor's Plat 263, Lot 98, zoned General Business.

Docket - Regular hearing of November 13, 2012 Page 2

Petition #10021 Ward 8 578 Greenwich Avenue

The petition of Angelo Marocco or Successor Hemingway Trust, 1200 Reservoir Avenue, Cranston, RI, for a request for a special use permit to demolish existing building and construct a kiosk and canopy for fueling facility, easterly side of Greenwich Avenue (578), Warwick, RI, AP 270, Lot 1, zoned General Business and Residential A-7.

Petition #10022 Ward 1 50 Bentley Road

The petition of Lynda Falcone, 50 Bentley Road, Warwick, RI, for a request for a dimensional variance to have legalize an existing in-law apartment within existing dwelling, proposed apartment being larger than allowed with a separate entrance, southerly corner of Bentley Road (50) and Landon Road, Warwick, RI, Assessor's Plat 304, Lot 285, zoned Residential A-7.

Petition #10024 Ward 5 311 Vineyard Road

The petition of Lori Sheridan, 311 Vineyard Road, Warwick, RI and Kim Hittner and Angel Maisonet, 311 Vineyard Road, Warwick, RI, for a request for a dimensional variance to construct a 14' x 24' garage, said garage having less than required side yard setback, southerly side of Vineyard Road (311), Warwick, RI, Assessor's Plat 351, Lot 259, zoned Residential A-7.

Petition #10025 Ward 1 1 Sweet Briar Court

The petition of Thomas Choiniere, 1 Sweet Briar Court, Warwick, RI, for a request for a dimensional variance to construct a 34' x 40' garage addition, said garage having less than required setback from wetland feature, northeasterly end of Sweet Briar Court (1), Warwick, RI, Assessor's Plat 307, Lot 334, zoned Residential A-10.

Petition #10026 Ward 9 245 Beachwood Drive

The petition of 245 Beachwood Drive, LLC, 245 Beachwood Drive, Warwick, RI, for a request for a dimensional variance to demolish existing dwelling and construct a new 45' x 31' dwelling, proposed dwelling having less than required front yard, corner side yard and rear yard setbacks, subject property being an undersized non-conforming lot, southwesterly corner of Beachwood Drive (245) and Rosedale Road, Warwick, RI, Assessor's Plat 203, Lot 206, zoned Residential A-10.

Petition #10023 Ward 2 447 Warwick Avenue

The petition of Robert lafrate 1302 SW 33rd Terrace, Cape Coral, FL and Joseph Casimiro, 447 Warwick Avenue, Warwick, RI, for a request for a use variance to have off street parking on Lot 106 (zoned Residential A-7) for commercial use located on Lot

Docket - Regular hearing of November 13, 2012 Page 3

110, subject property having less than required landscape buffer and less than required parking, northeasterly corner of Warwick Avenue (447) and Arthur Street, Warwick, RI, Assessor's Plat 290, Lots 106 & 100, zoned Residential A-7 and General Business.

Petition #10027 Ward 5 2570 & 2576 Warwick Ave.

The petition of Steven M. Davis, 2570 & 2576 Warwick Avenue, Warwick, RI, for a request for a modification of a previous approval (Petition #9956 heard on February 28, 2012), removal of stipulations regarding landscape buffer along Bowler Road, southeasterly corner of Bowler Road and Warwick Avenue (2570), Warwick, RI, Assessor's Plat 351, Lot 266, zoned General Business.

BY ORDER OF THE ZONING BOARD OF REVIEW, WARWICK, RHODE ISLAND

Donald G. Morash, Jr., Chairman

If there are any questions on the above petitions, please contact the Zoning Office at 738-2000, extension 6294. All inquiries must be made 24 hours in advance of said hearing. Facilities are accessible for people with disabilities. If you are in need of interpreter services for the hearing impaired, please contact the Human Services Department at 739-9150.